

CITY OF POMPANO BEACH FLORIDA

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PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

August 28, 2019
Wednesday

City Commission Chambers

6:00 P.M.

***DRAFT* MINUTES**

(1:15)

A. Call to order by the Chairman of the Board, Mr. Fred Stacer.

B. ROLL CALL:

Fred Stacer
Joan Kovac
Richard Klosiewicz
Carla Coleman
Darlene Smith
Tobi Aycock *for Ann Marie Growblewski*
Willie Miller

Also in Attendance:

Pamela McCleod, Assistant Planner
Jean Dolan, Principal Planner
Jim Hickey, Consultant Planner
Max Wemyss, Planner
Daniel Keester-O'Mills, Principal Planner
Jennifer Gomez, Assistant Development Services Director
Debbie Orshefsky
John McWilliams
Abe Rosenthal
Andy Dolcarte
Oscar Merrs

...

F. REZONING

...

(2:18:45)

2. **POMPANO PARK HOLDINGS, LLC/LIVE! RESORTS POMPANO
REZONING
Planning and Zoning No. 19-13000003
Commission District: 5**

Consideration of the REZONING submitted by **DEBBIE ORSHEFSKY** on behalf of **POMPANO PARK HOLDINGS, LLC** is requesting to rezone the subject property B-3 (General Business)/PCI (Planned Commercial/Industrial) & CR (Commercial Recreation) to Planned Commercial/Industrial (PCD). All parcels are legally defined as follows:

PARCEL 1:

ALL OF THE FOLLOWING DESCRIBED LANDS LYING IN AND BEING A PART OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA: THE SOUTH 1/2 OF THE NORTHWEST 1/4, EXCEPT THE WEST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 LYING WEST OF THE SEABOARD COAST LINE RAILROAD; AND GOVERNMENT LOT 5, EXCEPT THE WEST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AND ALSO EXCEPT ARVIDA POMPANO PARK, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND THAT PART OF GOVERNMENT LOT 6 LYING SOUTH OF SAID PLAT BOOK 137, PAGE 33; AND THAT PART OF GOVERNMENT LOT 7 LYING SOUTH OF SAID PLAT BOOK 137, PAGE 33 AND WEST OF THE SEABOARD COAST LINE RAILROAD; TOGETHER WITH A PORTION OF TRACT B, OF THE AFORESAID ARVIDA POMPANO PARK; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 3; RUN

THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1708.26 FEET TO THE NORTHWEST CORNER OF THE AFORESAID GOVERNMENT LOT 5; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD AND ALONG SAID CENTERLINE, A DISTANCE OF 1328.63 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 53.03 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY LINE OF RACE TRACK ROAD AS SHOWN ON THE AFOREMENTIONED PLAT OF ARVIDA POMPANO PARK;

THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH OF RIGHT-OF-WAY, A DISTANCE OF 571.42 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL

RECORDS BOOK 15678 AT PAGE 145, OF THE AFORESAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 689.71 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST, A DISTANCE OF 100.00 FEET; SOUTH 88 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 1087.87 FEET TO THE POINT OF THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD;

THENCE SOUTH 13 DEGREES 04 MINUTES 16 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2969.90 FEET TO A POINT OF THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 86 DEGREES 02 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 3078.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD SAID POINT BEING 33.00 FEET BY RIGHT ANGLE MEASUREMENT EAST OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 3;

THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHWEST 1/4 AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2039.93 FEET TO A POINT ON THE BOUNDARY ON THE AFORESAID ARVIDA POMPANO PARK; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTEEN COURSES AND DISTANCES: SOUTH 45 DEGREES 06 MINUTES 41 SECONDS EAST A DISTANCE OF 94.55 FEET; NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 1025.36 FEET; NORTH 44 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 49.49 FEET (NORTH 44 DEGREES 48 MINUTES 39 SECONDS EAST, 49.47 FEET PER PLAT); NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 685.69 FEET; NORTH 88 DEGREES 01 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.25 FEET; NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 71.66 FEET (71.60 FEET PER PLAT) TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF RACETRACK ROAD; SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 220.15 FEET (220.20 FEET PER PLAT); SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF 71.66 FEET (71.60 FEET PER PLAT); NORTH 88 DEGREES 01 MINUTES 37 SECONDS WEST, A DISTANCE OF 49.86 FEET; SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF 680.94 FEET (680.99 FEET PER PLAT); SOUTH 45 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 49.53 FEET; NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 1241.18 FEET; NORTH 51 DEGREES 23 MINUTES 55 SECONDS EAST, A DISTANCE OF 43.24 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 710.57 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY

VIRTUE OF WARRANTY DEED RECORDED JULY 13, 2007 IN OFFICIAL RECORDS BOOK 44327, PAGE 355, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO LESS AND EXCEPT THAT PORTION LOCATED WITHIN THE PLAT OF POMPANO PARK RECINO PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 181, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

PARCEL A OF POMPANO PARK RECINO PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 181, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

TRACT "A" OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT "B" OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 5 AND 6, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1707.69 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOTS 5 AND 6 OF SAID SECTION 3, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD; THENCE S 88° 01' 37" E ALONG SAID NORTH LINE, AND ALONG SAID CENTERLINE AND THE EXTENSION THEREOF, A DISTANCE OF 1328.63 FEET; THENCE S 00° 09' 21" E A DISTANCE OF 53.00 FEET TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 88° 01' 37" E ALONG SAID PARALLEL LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 571.42 FEET; THENCE S 00° 09' 21" E A DISTANCE OF 763.84 FEET; THENCE S 89° 46' 38" W A DISTANCE OF 585.81 FEET; THENCE N 45° 11' 21" W A DISTANCE OF 49.53 FEET; THENCE N 00° 09' 21" W A DISTANCE OF 680.99 FEET; THENCE S 88° 01' 37" E A DISTANCE OF 49.86 FEET; THENCE N 00° 09' 21" W A DISTANCE OF 71.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4:

A PORTION OF GOVERNMENT LOT 6 OF SECTION 03, TOWNSHIP 49 SOUTH, RANGE 42 EAST; SAID PORTION ALSO BEING A PART OF TRACT "B" OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 137, AT PAGE 33, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 3; RUN THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1708.26 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION 3; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5 AND ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD AND ALONG SAID CENTERLINE, A DISTANCE OF 1328.63 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 53.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD AS SHOWN ON THE AFORESAID PLAT OF ARVIDA POMPANO PARK; THENCE SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 571.42 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15678, AT PAGE 145, OF THE AFOREMENTIONED PUBLIC RECORDS AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE, CONTINUING SOUTH 88 DEGREES 01 MINUTES 37 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 689.71 FEET TO A POINT FOR CORNER; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 710.57 FEET; THENCE SOUTH 51 DEGREES 23 MINUTES 55 SECONDS WEST A DISTANCE OF 43.24 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "B", ARVIDA POMPANO PARK; THENCE SOUTH 89 DEGREES 46 MINUTES 38 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 655.37 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15678, PAGE 145; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 763.84 FEET TO THE POINT OF BEGINNING.

AKA: 1800 SW 3 Street

ZONED: B-3 (General Business)/PCI (Planned Commercial/Industrial) & CR (Commercial Recreation)

PROPOSED: Planned Commercial/Industrial (PCD)

STAFF CONTACT: Max Wemyss (954) 786-7921

Mr. Jim Hickey (1800 Eller Drive, Fort Lauderdale) presented himself again to the Board as the consulting planner on behalf of the City. He explained that the request is to rezone the Isle Casino property to a Planned Commercial Development. He noted that the developer has requested a Land Use Plan Amendment that was before the Board at their

previous meeting, and that the current zoning does not even really match the current future land use plan for the site. He stated that a traffic study has been conducted by Kimly-Horn, the Client's traffic consultant, and reviewed by CGA, the City's traffic consultant. The overall density of the site will be 17 units per acre, and the site will include a large crystal lagoon. He then gave a brief overview of the proposed density, intensity, and dimensional standards. He stated that the applicant is requesting a 400' maximum height and 200' maximum height specifically along Powerline Road, noting that buildings would need to be setback from existing FPL power lines. He stated that there are 19 deviations requested by the applicant and briefly recounted each one as well as staff's position as more fully described in the staff report. He stated that staff is requesting that exhibit S4, that relates to the traffic impact, as well as exhibit G, that relates to utility impact, be revised. He stated also how staff is recommending that the Development Phasing Plan be revised as fully described in the staff report. He stated that staff also recommends a revision to exhibit F, which deals with the transportation system within the development site. Mr. Hickey noted that this development project is listed as a top priority in the City's 2019/2020 strategic plan action agenda, is consistent with goals and objectives of the Comprehensive Plan, but cannot be fully implemented until the proposed LUPA is adopted by Broward County. He referenced the traffic impact study again, listing where roadway improvements would need to be done.

Given the information provided to the Board, as the finding of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the PCD rezoning request as the Board finds that rezoning application is consistent with the pertinent Future Land Use goals, objectives, and policies and the purpose of the Planned Commercial/Industrial Development (PCD) district purpose, subject to the following conditions:

The following conditions must be addressed prior to placement on the City Commission hearing agenda:

- 1. Phasing**
Provide the consolidated phasing plan requested in accordance with the Staff Analysis provided in the review of Section 155.3602.A.2.f
- 2. Traffic**
Revise exhibit S-4 in accordance with the Staff Analysis provided in the review of Section 155.3602.A.2.c related to Traffic.
- 3. Pedestrian and Bicycle Facilities**
Revise Exhibit F in accordance with the Staff Analysis provided in the review of Section 155.3602.A.3.c related to Public and Private Streets.
- 4. Utilities (Public vs. Private)**
Revise Exhibit G in accordance with the Staff Analysis provided in the review of Section 155.3602.A.3.e related to potable water and wastewater facilities.
- 5. Zoning Code Deviations**
Revise Exhibit P in accordance with the Staff Analysis provided in the review of Section 155.3602.A.2.b related to Modifications of Development

Standards. Staff has provided recommendations related to Vehicle Stacking for Parking Lots and Garages, Landscape Islands in Parking Bays, Street Trees, and Parking Structures.

6. Building design and Massing

Revise Exhibit O in accordance with the Staff Analysis provided in the review of Section 155.3602.A.2.a

7. Issues with FPL Transmission Lines

Separation is required from these facilities. Provide correspondence to ensure an appropriate setback from transmission lines.

8. Tri-Rail Coordination

Coordinate efforts to establish an on-site Tri-Rail Station. Provide scenarios by which a Tri-Rail Station may be established on-site.

Alternative Motion II

Table this application for additional information as requested by the Board

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the goals, objectives, and policies of the Comprehensive Plan.

Staff recommends alternative **MOTION I**

Ms. Kovac stated that she has an issue with staff recommending a deviation to allow for so much compact parking since most people these days drive trucks and SUVs.

Ms. Aycock asked why only 15% pervious area is required. She stated that she thinks the standard should be higher since 20% is the normal requirement.

Mr. Hickey responded that he thinks the applicant could speak to that, but noted that he believes they are seeking some additional flexibility.

Mr. Stacer disclosed that he had a meeting on August 21, 2019 and he met with the owner and their attorney as they wished to explain their vision for this project, and that the vast majority of the discussion was on building heights and their locations within the site. He stated that nothing from that meeting would preclude him from fully analyzing this rezoning based on tonight's hearing and presentation.

Ms. Smith disclosed that she attended a meeting in Palm Aire the previous night where the developer gave a presentation, but stated she had no discussion with the applicant and that it would not impact her decision tonight.

Ms. Debbie Orshefsky (515 East Las Olas Boulevard, Suite 1200, Fort Lauderdale, Florida) presented herself as the applicant's attorney and introduced their entire development team. She explained that this project has been a lot of work and that City staff has worked diligently with them. She explained that the vision for the site is to create an urban mixed-use development that would be like a second downtown. She provided a PowerPoint

presentation that gave an overview of the existing entitlements and the proposed plans for the site. She pointed out how the site would be divided into entertainment, corporate, and residential mixed-use districts. She displayed the phasing plan, noting that there are safeguards in order to make sure that the supporting infrastructure will be integrated into the overall development process. The design intent for Racetrack Road is meant to have an urban edge and the edge of Powerline Road will see improved landscaping. She showed a map of the proposed roads within the site, pointing out that the major roads will be built to City standards so that they have the flexibility to dedicate them to the City and explaining that the other roads will have different design features depending on the use. She stated that the crystal lagoon will be a cross between a pool and a lake, will cost upwards of \$1.5 million per acre, and that it will be the focal point of the development, and that the north portion will definitely be open to the public. She pointed out the location of the proposed Tri-Rail station and stated that they are pursuing federal funding to build it. She stated that they are also looking at a federal program to provide autonomous vehicles to provide transit within the site. She stated that they have created an additional height restriction to ensure that the tallest buildings are kept internal to the site. Setback and building length requirements are also included for buildings along Powerline and Racetrack Road.

Mr. John McWilliams (600 Pine Island Road, Plantation, FL) presented himself as the traffic engineer for the project. He stated that a traffic study was conducted along Atlantic Boulevard, Powerline Road, and Racetrack Road at a total of 18 intersections. He stated that they looked at what would happen to traffic impacts at the completion of both phase 1 and also completion of the entire project. He explained that if the intersection still meets City standards with the new traffic, no mitigation is required. In this case, there will be mitigation required to be paid for by the applicant. He highlighted the proposed improvements at the intersections of Powerline and Atlantic, as well as Powerline and Racetrack. He stated that they will be looking to construct right-turn lanes along Powerline, and then showed where they envision a new signalized intersection into the site along Powerline. He stated that the additional left turn lane at Powerline and Atlantic should reduce the amount of cut through traffic that currently uses 27th Avenue.

Mr. Abe Rosenthal (address) presented himself as Senior Development Director for the project. He explained that they envision building a city within a city. He stated that they are not sure if they can lease all 4,100 units, but that they think they can. He stated that they will begin with constructing 450 units and the golf facility next summer. He pointed to the Cordish project in Kansas City that aimed to bring vitality back to 12 city blocks and took 10 years to build. He stated that even at this early stage the golf facility, 450 dwelling units, relocation of parking, 1,500 structured parking spaces, an expansion of the casino, and 50,000 square feet of Live! entertainment district are all committed. He stated that they will also have a 15 screen movie theater and a high-quality hotel. They are in discussions for an ice hockey training facility and a grocery store. This first phase represents in itself more than \$400 million worth of development. They think that with a Tri-Rail station they will be successful in landing a corporate headquarters tenant, and that the intent is to connect surrounding communities to this new train station. He reiterated the huge impact that the traffic mitigation improvements will have.

Ms. Orshefsky provided some responses to aspects mentioned in the staff presentation. She stated that they have already made changes to the deviations as requested by staff and

submitted this earlier today. She clarified that the maximum vehicle stacking into the garages would be 100' and that they have proposed that their shade cover standard for the tops of parking garages be 20%. She stated that they have no objections to the conditions of approval for implementation but noted that they still need to work with utility providers regarding exhibit G. She addressed Ms. Aycock's concern about not providing 20% pervious area by stating that this would equate to around 35 acres for the overall site and noted that the proposed crystal lake, while not pervious area, will operate like a lake.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

Mr. Miller asked if the lagoon water really will be blue. He commented that water in Okeechobee and in Palm Aire is brown.

Mr. Rosenthal responded that it will be. He explained that the technology used to do this is patented, and that it is a method that keeps the water filtered.

Mr. Stacer commented that the crystal lagoon, if added to the 15% pervious area, would put the site well over 20% total pervious.

Mr. Miller stated that he likes what he has heard from the presentation. He did concur with Ms. Kovac's concern with the amount of compact parking space.

Ms. Kovac added that she thinks that it does a disservice for such a large site to provide so much compact parking.

Ms. Orshefsky responded that the majority of parking will be structured. She clarified that the maximum of 25% compact parking will be done on a site plan by site plan basis so that there will be a mix of parking types throughout the site.

Ms. Coleman asked if the project economist could speak more about the economic impact of this project.

Mr. Rosenthal stated that if they can produce 500 to 1,000 units each year, they can be built out in 5 to 7 years. He added that if they can land just one corporate headquarters, this would fill a large amount of commercial space.

Mr. Andy Dolcarte (address) presented himself as an economist. He stated that this project will generate approximately 23,000 total jobs during construction, 15,400 of which will be on-site construction jobs. Not including the casino, a total of 16,000 jobs are expected to be generated, 9,400 of which will be on-site. Regarding ad valorem taxes, it is expected to generate \$12 million annually for the City. He noted that there are additional sources of revenue to the City, including pari mutuel sharing and impact fees.

Mr. Stacer commented that the expansion of the size of the crystal lake shows that they have been carefully planning this development because of the increased cost to build this. He asked if the applicant could explain the vision for the entries into the site, as he noted some of the iconic things that they have built at other projects.

Mr. Rosenthal responded that they have been working with a major sign company from Chicago and that they are working on something iconic. Those details still need to be developed, but they will be presented in the future for necessary approvals.

Ms. Orshefsky responded that these signage approvals will either be presented to this Board or to the Architectural Appearance Committee - whichever is determined to be the proper authority. She stated that they will present details to the Board during the site plan review process at least as a courtesy.

Mr. Stacer stated that the south elevation needs to look as good as it does on the west for the first building they develop at the southwest corner of the site.

Mr. Rosenthal agreed and stated that they see the importance of setting the proper tone for the overall site with the design of the first several buildings.

Mr. Stacer asked about the proposed building heights along Powerline.

Ms. Orshefsky responded that they would be limited to 8 stories.

Mr. Stacer asked if they would be constructed at the 10' buffer line.

Mr. Rosenthal confirmed that this is the concept. He added that they could be up to 75' tall and then would need to step back farther from the street. He added that not all the buildings would necessarily be that tall but that they would like the flexibility should the market demand such buildings.

Mr. Stacer stated that he doesn't want to see any excessive height along Powerline Road.

Mr. Rosenthal agreed and stated that they intend to develop towards the east from the initial buildings along Powerline.

Mr. Stacer asked where the golf facility will be located.

Ms. Orshefsky pointed out where it would be located and stated that golf balls would be driven towards the northwest.

Mr. Stacer asked about the alignment of the residential buildings near the crystal lagoon.

Mr. Rosenthal responded that the intent is to have two residential towers near the Tri-Rail station and two others near the lagoon.

Mr. Stacer expressed his concern for Cypress Bend with the alignment of tall towers.

Mr. Rosenthal responded that they are aware of and sensitive to this. He pointed out, however, that this is a very large site.

Mr. Stacer asked if there will be buildings over 200' tall in the entertainment district.

Ms. Orshefsky responded that the entertainment district as drafted would allow for 200' and 400' tall towers. She continued, however, that they will need to clean this up since the height regulating plan would only allow a maximum of 200' height.

Mr. Stacer stated that he would like shade trees no smaller than 20' at planting along the major roads. He asked what kinds of palms would be proposed.

Mr. Rosenthal responded that they have not designed this yet. He stated that along roads that will not likely have many pedestrians they want palms and for those with more pedestrians they want shade trees. He stated that they do not want to short-change the design of the project.

Mr. Stacer asked about the parking garages.

Mr. Rosenthal responded that the parking garage entrances will not face any public road.

Mr. Stacer mentioned screening standards for parking garages.

Mr. Rosenthal responded that they will not fight any of the City's development standards for parking garages.

Mr. Stacer asked if the high rises will be a tower atop a pedestal.

Mr. Rosenthal responded that he does not know yet and that they are just seeking to have the flexibility to respond to market demands.

Mr. Stacer commented that Fort Lauderdale has 12 buildings that are 300 feet tall and 5 buildings that are over 400 feet and that the applicant is asking for 6 buildings over 400 feet tall. He stated that he is uncomfortable with 400 feet.

Mr. Rosenthal stated that they were surprised by the amount of demand for their project in Kansas City and that they are wanting to have the flexibility to respond to market demands that are unknown at the current moment. He added that 1 million square feet of office space is not necessarily a lot for a large company like Apple or Google.

Ms. Smith stated that she is excited for the project. She commented that she would like to see the Broward Greenway Trail that is nearby emphasized.

Mr. Klosiewicz says this looks like a fantastic project.

Mr. Miller asked the applicant to share his role in developing the new hotel at the Hard Rock Casino in Hollywood.

Mr. Rosenthal responded that the Cordish Companies developed the original casino with the Seminole Tribe and operated it for almost a decade. They then helped with the current expansion of the facility.

Ms. Aycock stated that she would love to save the historic sign at the Pompano Park racetrack and mentioned the opportunity for public art along the buffer areas of the site.

Mr. Stacer expressed concern with the landscape island widths and long-term maintenance.

Mr. Orshefsky responded that their landscape consultant has looked into this and they should be fine.

Mr. Stacer asked if they have dimensions in mind for the red circles depicted on the plans.

Ms. Orshefsky responded that they will incorporate something that will give some scale to these distances.

Mr. Stacer stated that he would be uncomfortable with building any nearby towers without having installed development buffer B.

Ms. Orshefsky responded that they can adjust the buffer or add a note.

Mr. Stacer asked about the waste compost facility as an accessory use.

Mr. Oscar Merris (address) presented himself to the Board as the landscape architect. He responded that this is a flexible idea that they have that would be a sustainable element for the community.

Mr. Stacer asked why home-based business isn't included as a permitted use.

Ms. Orshefsky responded that they would like this and stated that they will add it.

Mr. Stacer asked why outdoor storage is included.

Mr. Rosenthal responded that this would permit something like outdoor bike storage.

Mr. Hickey clarified the additional staff recommended conditions for the record:

9. The list of traffic mitigation improvements listed in Exhibit S4 are subject to review and approval of the maintaining agencies including the City of Pompano Beach, Broward County, and the Florida Department of Transportation. If specific traffic mitigation improvements are not approved by a maintaining authority, an alternative traffic mitigation improvement will need to be provided that provides for an equivalent traffic operational benefit or comparable improvement/contribution to improvements to the overall area's transportation network subject to City staff approval.
10. Modify Density and Intensity Standards (Exhibit O) to reflect maximum building heights of entertainment district, to be consistent with Additional Height Restrictions (Exhibit U) as presented to the Planning and Zoning Board, reducing the maximum permitted height from 400 feet to 200 feet.
11. Provide dimensions on Additional Height Restrictions (Exhibit U) demonstrating the distance between the height areas and the property lines.

12. Modify the Buffer Sequencing Plan (Exhibit M2) to include development within the “Area of Possible 400’ Max. Height Building” as demonstrated on Additional Height Restrictions (Exhibit U), requiring installation of the “Development Area B” buffer prior to the issuance of the first certificate of occupancy for any building in excess of 200 feet tall within that area north of the existing “Development Area B” boundary.
13. Modify the Permitted Uses Table (Exhibit Q) to permit Home based businesses as an accessory use.

MOTION was made by Richard Kloseiwicz and seconded by Carla Coleman to recommend approval of the Rezoning PZ #19-13000003 per the 13 conditions of staff. All voted in favor of the motion.

(4:41:45)

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